

COLCHESTER PLANNING COMMISSION

MINUTES OF THE MEETING

DECEMBER 2, 2008

PRESENT: Tom Berry, Rich Paquette, Tom Mulcahy, Pam Loranger and Peter Larrabee

ALSO PRESENT: Sarah Hadd, Town Planner

1. Call to Order

T. Berry called the meeting to order at 7:07 p.m.

2. Reorganization

T. Berry opened the floor for nominations for reorganization of the Planning Commission.

A **motion** was made and **seconded** to appoint Tom Berry as Chairman of the Planning Commission. The **motion passed** with a vote of 4 – 0 – 1. T. Berry abstained.

A **motion** was made and **seconded** to appoint Tom Mulcahy as Vice-Chairman of the Planning Commission. The **motion passed** with a vote of 4 – 0 – 1. T. Mulcahy abstained.

A **motion** was made and **seconded** to nominate Pam Loranger as Secretary of the Planning Commission. The **nomination passed** with a vote of 4 – 0 – 1. P. Loranger abstained.

3. Seawall Discussion

Members of the Planning Commission commended S. Hadd for the foresight to organize the seawall forum and invite all the players that participated.

T. Mulcahy suggested that the following be discussed as possible amendments to the Seawall Regulations:

- all seawall applicants should first meet with Town Engineer, Floyd Sheesley prior to an application being submitted to the Development Review Board;
- all applicants be provided with a copy of the Shoreline Stabilization Handbook and be required to follow the guidelines of that document
- if an applicant does not follow the guidelines of the Shoreline Stabilization Handbook they will be required to hire an engineer;
- all applicants should be required to start a dialogue with neighbors;
- that the Town notify more than just the direct abutters.

P. Loranger suggested that a punch list be created to outline the required process for the construction or rebuild of a seawall.

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The Commission and S. Hadd participated in an open discussion about the existing seawall process, the need to make changes to that process and how that can be started.

Key points from the discussion included, but was not limited to, the following:

- early contact by the applicant with the neighbors is important;
- that the regulations should provide general guidelines on aesthetics;
- the continued need for the applicant to provide proof of need;
- very concerned about whether or not the structure is going to work;
- the more structural that a wall is built the more a profession certificate is necessary;
- concern for impact to the neighboring properties and who is responsible for that;
- liability and the need to have a professional certification of solutions;

T. Mulcahy volunteered to draft a list of areas needed to be addressed or readdressed. T. Mulcahy indicated that he would provide staff with an electronic copy for distribution and in preparation of the next agenda for continued review and discussion.

4. Discussion on Roosevelt Highway & Bay Road Into Portion of Village

S. Hadd informed the Commission that this in an informal meeting and at the next step the property owners will be notified for participation in the discussion.

S. Hadd provided the Commission with information on the western edge of the Village along the Roosevelt Highway intersection with Bay Road and Main Street. A spreadsheet and map was provided highlighting the specific parcels and current businesses, zoning and uses. Presently there are several zoning requests to go to General Development One in the area as well as some nonconforming properties.

The Commission discussed the specific parcels and information provided to them by Staff. The Commission looked at each parcel and discussed the existing use and the possibility of it being zoned to GD1 noting that they are present zoned Commercial. Areas discussed included the need to address the lot that is presently split-zoned Com/R2

S. Hadd suggested that the Commission schedule a meeting with the property owners for the parcels that they are considering for rezoning. A second meeting will be held where the neighbors would be notified and able to participate in the rezoning discussion.

The Commission agreed to proceed to the next step of inviting the property owners of the following parcels for further discussion and input for the proposed Village intersection rezonings (Bay Road & Roosevelt Highway):

- A. 26-017003 COM to GD1
- B. 26-017003 COM to GD1
- C. 27-016003 COM / R2 to GD1
- D. 27-015003 R2 to GD1

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- E. 27-018003 COM to GD1
- F. 27-017003 COM to GD1
- G. 27-017013 COM to GD1
- H. 27-018013 COM to GD1
- I. 26-019003 COM to GD1

5. Minutes of November 3rd and 18th

A **motion** was made by R. Paquette and **seconded** by P. Loranger to **approve** the minutes of November 13th. The **motion passed** with a vote of 4 – 0. T. Berry abstained.

A **motion** was made by R. Paquette and **seconded** by P. Loranger to **approve** the minutes of November 18th. The **motion passed** with a vote of 5 – 0.

6. Packet Information

S. Hadd reviewed the packet information. She reported that the December 16th meeting will be a continuation of the review of the Seawall Regulations and the January 6th meeting will include rezoning with the property owners in the Village.

ADJOURNMENT

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 8:55 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

Approved this 16th day of December 2008

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